



### 170 Fairview Drive Clunes VIC

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Set on a generous 5-acre allotment and just moments from the vibrant heart of Clunes, this newly built home offers the perfect blend of modern comfort and country lifestyle. With Clunes renowned for its beautifully preserved gold rush streetscape, popular cafés, welcoming pubs, and scenic walking tracks, this property places you right at the gateway to one of Victoria's most charming historic towns.

From the moment you step inside, you're welcomed into a beautifully light-filled, open-plan living, kitchen, and dining space. The contemporary kitchen showcases stone benchtops with a warm timber finish, gas cooking with a double oven, and a full walk-in pantry complete with its own sink and a window framing the sweeping landscape. A wood fire adds a cosy touch to the main living area, perfect for chilly winter evenings.

**Price** : \$875,000 - \$910,000  
**Land Size** : 2.03 ha  
**View** : <https://www.ballaratrealstate.com.au/sale/vic/ballarat-western-district/clunes/residential/house/8503441>



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Whilst klapper films has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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